

OK

70666

WARRANTY DEED

Vol. M87

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1096

KNOW ALL MEN BY THESE PRESENTS, That Charles D. and Bonnie J. Whittemore, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by John H. and Karen Laney, husband and wife, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

The Westerly 9.50 feet of Lot 6, and the Easterly 22.50 feet of North half of Lot 7 Block 55 of Second Hot Springs Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except easements, restrictions, reservations, rights of way of record and those apparent on the land

grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 4,000.00 ~~However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration (indicate which).~~ (The sentence between the symbols ①, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 24th day of December, 1986; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

Charles D. Whittemore
Bonnie J. Whittemore

STATE OF OREGON,

County of Klamath

December 24, 1986

STATE OF OREGON, County of _____

Personally appeared _____

Personally appeared the above named

Charles D. Whittemore and Bonnie J. Whittemore

and acknowledged the foregoing instrument to be their voluntary act and deed.

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 5-14-88

Notary Public for Oregon

My commission expires: _____

(OFFICIAL SEAL)

(If executed by a corporation, affix corporate seal)

Charles D. and Bonnie J. Whittemore
2012 Main "C"
Klamath Falls, Oregon 97601

GRANTOR'S NAME AND ADDRESS

John H. and Karen Laney
2012 Main "H"
Klamath Falls, Oregon 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

John H. and Karen Laney
2012 Main "H"
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

John H. and Karen Laney
2012 Main "H"
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 22nd day of January, 1987, at 10:05 o'clock A.M., and recorded in book/reel/volume No. M87 on page 1096 or as fee/file/instrument/microfilm/reception No. 70666, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Fee: \$10.00

Evelyn Biehn, County Clerk

By Ann Smith Deputy